

039.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

838,900 /

838,900

USE VALUE:

838,900 /

838,900

ASSESSED:

838,900 /

838,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MOIR ROSS/JULIET	
Owner 2:	
Owner 3:	

Street 1: 14 WELLESLEY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAPASSO JEANNETTE -

Owner 2: -

Street 1: 14 WELLESLEY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2851 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6300.000	449,100		389,800	838,900			25564
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/31/18		

PREVIOUS ASSESSMENT									Parcel ID	039.0-0001-0007.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	449,200	0	6,300.	389,800	839,000	839,000	Year End Roll	12/18/2019
2019	101	FV	330,400	0	6,300.	353,200	683,600	683,600	Year End Roll	1/3/2019
2018	101	FV	330,400	0	6,300.	335,000	665,400	665,400	Year End Roll	12/20/2017
2017	101	FV	330,400	0	6,300.	292,300	622,700	622,700	Year End Roll	1/3/2017
2016	101	FV	330,400	0	6,300.	249,700	580,100	580,100	Year End	1/4/2016
2015	101	FV	151,800	0	6,300.	231,400	383,200	383,200	Year End Roll	12/11/2014
2014	101	FV	151,800	0	6,300.	191,800	343,600	343,600	Year End Roll	12/16/2013
2013	101	FV	151,800	0	6,300.	182,700	334,500	334,500		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CAPASSO JEANNET	48924-163		1/31/2007		348,000
	13449-68		11/1/1981		No No A

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/18/2014	1209	Heat App	7,500	9/18/2014				Install new heatin	10/31/2018	Meas/Inspect	HS	Hanne S					
6/24/2014	742	Addition	184,600						7/1/2014	Info Fm Prmt	PC	PHIL C					
4/28/1992	156	Manual	3,800					SIDING	2/19/2009	Meas/Inspect	163	PATRIOT					
									12/3/2008	MLS	MM	Mary M					
									5/16/2007	MLS	HC	Helen Chinal					
									2/17/2000	Mailer Sent							
									2/17/2000	Meas/Inspect	197	PATRIOT					
									8/19/1993		EK						

Sign: VERIFICATION OF VISIT NOT DATA _____



Prior Id # 1:	25564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:29:22
LAST REV	
Date	Time
09/09/19	13:53:21
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial				Full Bath: 2	Rating: Good			BMT FIN N/U WET.																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																			
Foundation: 1 - Concrete				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																			
Sec Wall: 8 - Brick Veneer 10%				OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																
Color: GRAY				A Kits:	Rating:																			
View / Desir:				Frpl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1957	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct: G16	Fact:	.		Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL:	STD			Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:	1	9	4													
Sec Int Wall:		%		Economic:		%		Additions:																
Partition:	T - Typical			Special:		%		Kitchen:																
Prim Floors:	4 - Carpet			Override:		%		Baths:																
Sec Floors:	3 - Hardwood	30 %		Total:	4.6 %			Plumbing:																
Bsmnt Flr:	5 - Lino/Vinyl			CALC SUMMARY				Electric:																
Subfloor:				Basic \$ / SQ:	125.00			Heating:																
Bsmnt Gar:				Size Adj.: 1.14715910				General:	1	9	4													
Electric:	3 - Typical			Const Adj.: 0.98588884				COMPARABLE SALES				SUB AREA												
Insulation:	2 - Typical			Adj \$ / SQ: 141.371				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu		
Int vs Ext:	S			Other Features: 100000									BMT	Basement	1,056	61.710	65,164							
Heat Fuel:	2 - Gas			Grade Factor: 1.00									FFL	First Floor	1,056	141.370	149,288	BMT	100	RRM	70			
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000									SFL	Second Floor	1,056	141.370	149,288							
# Heat Sys:	1			NBHD Mod:									EFP	Enclos Porch	160	43.620	6,979							
% Heated:	100	% AC:	100	LUC Factor: 1.00																				
Solar HW:	NO	Central Vac:	NO	Adj Total: 470719					Juris. Factor: 1.00	Before Depr:	141.37													
% Com Wall		% Sprinkled:		Depreciation: 21653					Special Features: 0	Val/Su Net:	134.95													
				Depreciated Total: 449066					Final Total: 449100	Val/Su SzAd	212.64													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 039.0-0001-0007.0				IMAGE						
SPEC FEATURES/YARD ITEMS																					AssessPro Patriot Properties, Inc.			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	
More: N					Total Yard Items:																			
					Total Special Features:																			
					Total:																			